



445 N WELLS

New Office Opportunity in
the Heart of River North

Space Available

Suite 404 | 2,678 RSF

For Leasing

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Top Floor | Suite 404 | 2,678 RSF

Key Facts & Amenities

- Immediate availability
- Newly renovated and fully-furnished suite
- Top floor space with skylights
- Exterior signage available
- Operable windows
- Newly renovated building lobby
- Secured indoor parking available
- Common roof top deck
- Tenant-controlled HVAC included in rental rate
- Boutique building located one block from Merchandise Mart
- AT&T fiber service
- Storage spaces available

Sustainability

- WELL Health-Safety Rated through the International WELL Building Institute (IWBI)
- Needlepoint Bipolar Ionization which provides cleaner, healthier air
- ENERGY STAR® certified
- General and e-waste recycling services

River

44%

Population growth
since 2010

66,700

Daytime employee
population

\$2.3 billion

Annual consumer
spending

230

Existing office
buildings

**North at
a Glance**

41,200

Residential
population

19.9 million

SF of office space

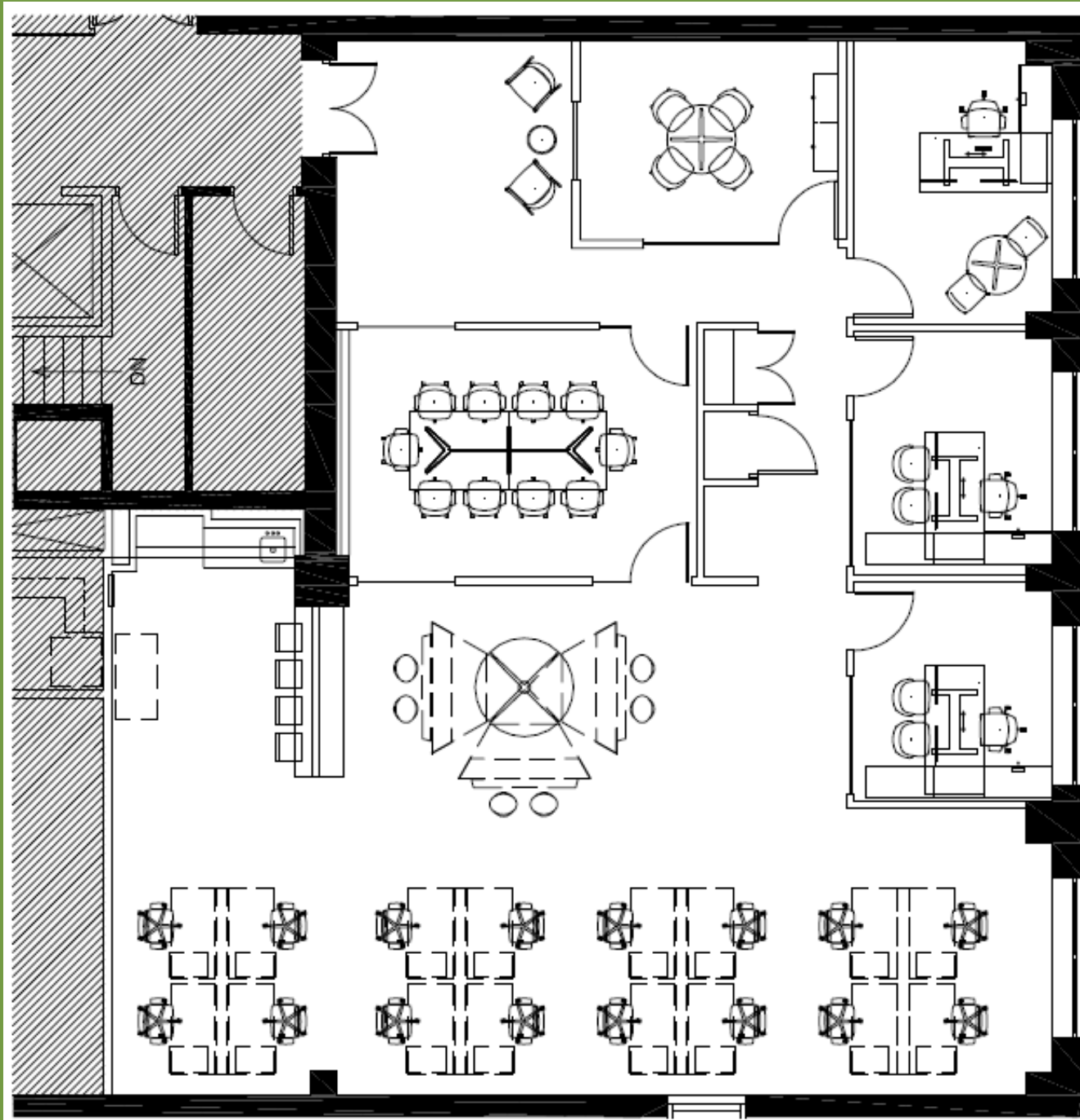
\$169,000

Average household
income

17%

Direct office vacancy

Floor Plan | Suite 404 | 2,678 RSF



















We Get You, We Got You

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Area Restaurants & Showrooms



Restaurants

Showrooms

- Arabella
- Bavette's Bar & Boeuf
- Brown Bag Seafood Co.
- Ciccio Mio
- Coco Pazzo
- Donut Vault
- Edie's All Day Cafe
- Fado Irish Pub
- Foxtrot Market
- Gene & Georgetti
- Gilt Bar
- Hampton Social
- Hannah's Bretzel
- Havana Grill
- HI-VIBE
- Hubbard Inn
- Jimmy John's
- Joe & the Juice
- Kinzie Chophouse
- Lil' Ba-Ba-Reeba!
- Lou Malnati's
- Maggiano's
- Mendochino Farms
- Meli Cafe
- Moe's Cantina
- No Vacancy
- O'Leary's Public House
- PF Chang's
- Roka Akor
- Starbucks
- Sunda New Asian
- Tanta Concina Peruna
- Tree House
- Zombie Taco (Moxy Hotel)
- 210 Design House
- Al Sahara Rugs
- Artists Frame Service
- Assured Windows & Doors
- BSH Home Appliance Showroom
- BuzziSpace
- Calia Stone Boutique
- Chicago Luxury Bed Collection
- Consentino
- Contrast Design Group, Inc.
- Daltile Tile & Stone
- Duxiana
- Farrow & Ball Paint & Paper
- Fast Frames
- Fine Line
- Glamour Closet
- Heritage Auctions
- Hydrology
- Kohler
- Ligne Roset
- MATERIAL Bespoke Stone + Tile
- Nicholas Joseph Custom Suits
- O'Brien Harris
- nuHaus
- Oscar Isberian Rugs
- Pauline Grace
- Poliform Chicago
- Roca Tile Chicago Downtown
- Roche Bobois
- Studio 41
- TOTO Gallery
- Tribal Looms

★ 445 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

Walking Score

95

Riding Score

100

Biking Score

84